



City of Los Angeles
Department of Building and Safety

**“NORTHRIDGE EARTHQUAKE” FILE
(EQ1-94)**

ADDRESS: **16260 VENTURA BL**

RECORD NO.: **4847** *POSTING: **GREEN**

The document(s) contained in this file are related to the inspection(s) and/or permits issued for buildings surveyed and/or damaged from the January 17, 1994 earthquake or related aftershocks. Many of the damage estimates were made under emergency conditions and should not be used to make bids for repair, demolition, or rebuilding. These records were created for use by the Department of Building and Safety only. The City of Los Angeles and the Department of Building and Safety are not responsible for any use of this data. Check the retrieval index for all available earthquake documents as other documents may have become available for viewing after this file was prepared for viewing (filmed and scanned).

“RECORD NO.” refers to a unique computer-generated number assigned by the Damage Assessment database to uniquely identify a structure or, in cases of a vacant lot, the site. Each separate building was assigned a unique Record No. For example, a site with a dwelling and detached garage was assigned two Record Nos. (one for the dwelling and one for the garage).

“*POSTING” is based on the last inspection report in the earthquake files at the time it was prepared for viewing. It refers to the type of placard affixed to the structure (or site when the lot is vacant) by a Building and Safety Inspector during an inspection for earthquake damage or repair. The official placards are commonly referred to by their color as follows: “RED” is unsafe to occupy; “YELLOW” is limited entry; and “GREEN” is safe to occupy. Other designations were used in the Posting field, but are not postings. They are “CERT” and “PERMIT” and are described as follows:

“CERT” refers to cases where a Certified License Contractor repaired either an earthquake damaged roof, garden wall or chimney (chimney only until 12/94), and certified that the work was completed via a Certificate of Completion. No posting is available as a Building and Safety Inspector did not make an inspection for earthquake damage or repair. WHEN THE POSTING IS “CERT”, IT IS EXPECTED THAT ONLY A CERTIFICATE OF COMPLETION WILL FOLLOW THE COVER SHEET.

“PERMIT” is used when no inspection was made by Building and Safety for earthquake damage prior to issuing a permit to repair damage and our records do not indicate that the work was completed for all outstanding earthquake repair permits for this structure at the time the file was prepared for viewing. WHEN THE POSTING IS “PERMIT”, IT IS EXPECTED THAT NO DOCUMENTS, EXCEPT POSSIBLY A COPY OF THE PERMIT WITH HAND-WRITTEN ADDRESS CORRECTIONS, WILL FOLLOW THE COVER SHEET.

A. TYPE OF DISASTER:

☐ Fire ☒ Earthquake
☐ Flood ☐ Other _____

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY

RAPID SCREENING INSPECTION FORM**B. BUILDING USE:**

☐ Residential
☒ Commercial

C. INCLUSIVE ADDRESS:

16260 Ventura Blvd.

COUNCIL DISTRICT:

11

D. OWNER:

Regal Orange Partners

PHONE NO.: (818) 906-7400

MANAGER:

PHONE NO.:

E. No of Stories: 8 **No. of Living Units:** N/A **Basement:** ☒ YES ☐ NO ☐ UNKNOWN

TYPE CONSTRUCTION: URM ☒ II ☐ III ☐ IV ☐ V **APPROX. SIZE** 50 ft. x 100 ft.

PRIMARY OCCUPANCY:

(Check one, only)

<input type="checkbox"/> 01 DWELLING	<input type="checkbox"/> 04 AMUSEMENT	<input type="checkbox"/> 07 PVT. GARAGE	<input type="checkbox"/> 10 HOSPITAL	<input checked="" type="checkbox"/> 13 OFFICE (medical)	<input type="checkbox"/> 16 RET. STORE	<input type="checkbox"/> 21 THEATRE
<input type="checkbox"/> 02 DUPLEX	<input type="checkbox"/> 05 APARTMENT	<input type="checkbox"/> 08 PUB. GARAGE	<input type="checkbox"/> 11 HOTEL	<input type="checkbox"/> 14 PUB. ADMIN.	<input type="checkbox"/> 17 RESTAURANT	<input type="checkbox"/> 22 WAREHOUSE
<input type="checkbox"/> 03 AIRPORT	<input type="checkbox"/> 06 CHURCH	<input type="checkbox"/> 09 GAS STATION	<input type="checkbox"/> 12 MFG.	<input type="checkbox"/> 15 PUB. UTIL.	<input type="checkbox"/> 18 SCHOOL	<input type="checkbox"/> 35 CONDO
						<input type="checkbox"/> 99 OTHER

F. INSTRUCTIONS: Examine the building to determine if any hazardous conditions exist. A "YES" answer in Categories 1, 2, or 4 is grounds for posting building UNSAFE. If condition is suspected to be unsafe and more review is needed, check appropriate Unknown box(es) and post LIMITED ENTRY. A "YES" answer in Category 3 requires posting and/or barricading to indicate AREA UNSAFE. Explain "YES", "UNKNOWN" findings and extent of damage under "Comments."

EXISTING HAZARDOUS CONDITIONS

Condition	YES	NO	UNK	Condition	YES	NO	UNK
1. Structure Hazardous Overall	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Nonstructural Hazards	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Collapse/partial collapse	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Parapets/ornamentation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Building or story leaning	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cladding/glazing	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Ceiling/light fixtures	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
				Interior Walls/partitions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Hazardous Structural Elements	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Elevators	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Foundations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Stairs/Exits	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Roof/Floors (vertical loads)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Electric/Gas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Columns/pilasters/corbel	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Chimney	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Diaphragms/horizontal bracing	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Walls/vertical bracing	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. Geotechnical Hazards	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Moment Frames	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Slope failure/debris	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Precast connections	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Ground Movement, fissures	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

COMMENTS: Drywall cracks, some movement of Non bearing partitions in Mechanical rooms at roof.

G. Vacate Bldg.? ☐ YES ☒ NO **Partially Vacate Bldg.?** ☐ YES ☒ NO **No. of Living Units Vacated:** N/A
EST. DAMAGE: \$ 10,000 **% EST. DAMAGE:** 10% **PERMIT REQUIRED?** ☐ YES ☒ NO

H. OVERALL RATING:

INSPECTED (Green)

____ Exterior Only
 ____ Exterior and Interior

LIMITED ENTRY (yellow)

UNSAFE (Red)

____ Building

____ Area (See Section I-3)

Existing

Recommended

☐☒☐☐☐☐**I. RECOMMENDATIONS:** (Circle Number / Fill in data)

① No Further Action required.

② Detailed Evaluation required.

____ Structural ____ Geotechnical

③ Barricades needed in the following areas:

④ Disconnect utilities:

____ Electric ____ Gas ____ Water

J. INSPECTOR:

Name/I.D.:

Allen Peery

Phone:

(213) 237-0720

K. INSPECTED:

Date:

1/19/94

Time:

3:30 pm

a.m./p.m.

THE SAS SYSTEM
DEPARTMENT OF BUILDING AND SAFETY
EQI-94 BUILDING PERMIT COMPLETION SURVEY FORM

16:36 THURSDAY, DECEMBER 22, 1994 1485

PRINTED ON 12/22/94

A PLACARD LITE MUST BE COMPLETED FOR EACH PERMIT THAT HAS BEEN SIGNED OFF BY THE REGULAR INSPECTOR. HOWEVER, OUR RECORDS INDICATE THAT A PLACARD LITE HAS NOT BEEN COMPLETED FOR THE FOLLOWING JOB:

* JOB ADDRESS: 16260 VENTURA BL
*
* PERMIT NO.: 94VN39573 ISSUED: 04/07/94 PRIMARY OCCUPANCY: 13 DISTR. OFC.: VN *

IF WORK UNDER THIS PERMIT HAS BEEN COMPLETED AND NO PLACARD LITE HAS BEEN ISSUED, PLEASE FILL OUT THIS SURVEY FORM IN PLACE OF THE PLACARD LITE AND RETURN THIS SURVEY NO LATER THAN 12/30/94 TO...

KAREN PENERA
DATA AND RECORDS MANAGEMENT
CITY HALL, ROOM 428
MAILSTOP 115

IF THE WORK UNDER THIS PERMIT HAS NOT BEEN COMPLETED, DO NOT USE THIS FORM; FILL OUT A PLACARD LITE FORM FOR THE PERMIT WHEN THE WORK HAS BEEN SIGNED OFF THROUGH THE NORMAL INSPECTION PROCESS.

aa

TO BE COMPLETED BY THE INSPECTOR

THE BUILDING ☒ IS NOT (<--CHECK ONE) STRUCTURALLY SAFE TO OCCUPY. THE WORK UNDER PERMIT NO. 94VN39573 WAS COMPLETED ON 4/13/94, AND THE INFORMATION PROVIDED ABOVE IS ACCURATE:

L. Penel. 12/20/94
PRINT NAME SIGNATURE INSP. ID. TODAY'S DATE

(EQBP.DB R13)

* RECORD NO. 4847 *

1-585
6/20/94

12/30/94
6/20/94

LOS ANGELES DEPARTMENT OF
BUILDING AND SAFETY

WELDED STEEL MOMENT
FRAME BUILDING

INSPECTION FILE

16260 Ventura BL
ADDRESS

06/26/1995
DATE

Welded Steel Moment Frame Building Files were prepared by the Department in response to Ordinance No. 170406. This ordinance was adopted to repair Welded Steel Moment Frame buildings with damage resulting from the 1994 Northridge Earthquake; enable the City of Los Angeles to protect its population and property; and provide for the enforcement of the Building Code in the event of further earthquakes. These files were created as a result of both mandatory and voluntary compliance.

COMMISSIONERS

SCOTT Z. ADLER
PRESIDENT

JOYCE L. FOSTER
VICE-PRESIDENT

JEANETTE APPLGATE

MABEL CHANG

NANCY H. ZAMORA

CITY OF LOS ANGELES
CALIFORNIA



RICHARD J. RIORDAN
MAYOR

DEPARTMENT OF
BUILDING AND SAFETY

400 CITY HALL
LOS ANGELES, CA 90012-4869

ARTHUR J. JOHNSON, JR.
GENERAL MANAGER

ARTHUR C. DEVINE
EXECUTIVE OFFICER

ORIG ORDER POSTED: May 24, 1995
ORIG ORDER MAILED: May 26, 1995 (Attached)
RESCIND LTR MAILED: June 26, 1995 (Attached)
THIS LETTER MAILED: June 26, 1995

REGAL MEDICAL PARTNERS LIMITED
16260 VENTURA BLVD., STE 500
ENCINO, CA 91436

ATTN: JOSH MICHAELY, PRESIDENT

RE: **RESCISSION OF NOTICE TO INSPECT AND REPAIR WELDED
STEEL MOMENT FRAME CONNECTIONS ISSUED TO THE OWNER
OF THE BUILDING LOCATED AT 16260 VENTURA BOULEVARD**

We are sending you the original letter rescinding the "Notice to Inspect and Repair Welded Steel Moment Frame Connections" issued for the building located at 16260 Ventura Boulevard. The original Notice, which was both posted at the site and mailed to the owner listed on the last equalized tax roll, is also attached for your reference. The Department of Building and Safety has determined that the above-referenced building is not within the scope of Ordinance 170,406, the "Welded Steel Moment Frame Building" ordinance.

The Notice and the rescission letter are both addressed to "Manufacturer's Life Insurance Company", the owner shown on the last equalized tax roll; however, the Notice was returned to us by the Post because the ownership information was apparently not current. Building permit number 94VN39573, issued on April 7, 1994, listed Regal Medical Partners Limited as the owner of the above-referenced building. Senior Inspector Thomas Pruett of our Department spoke to your secretary, Mr. Tom Peck, through the telephone on July 23, 1995. Mr. Peck confirmed that Regal Medical Partners Limited owns the above-referenced building and furnished us your mailing address.

The Department and I apologize for any inconvenience this may have caused you. Should you have any questions regarding this letter and/or the attached documents, you may call me at (213) 485-2365.

RUSSELL E. LANE
Chief Inspector, Building Inspection

(EQSFE6 LTR)

Attachment



EQ1-94

COMMISSIONERS

SCOTT Z. ADLER
PRESIDENT

JOYCE L. FOSTER
VICE-PRESIDENT

JEANETTE APPEGATE

MABEL CHANG

NANCY H. ZAMORA

CITY OF LOS ANGELES

CALIFORNIA



RICHARD J. RIORDAN

MAYOR

DEPARTMENT OF
BUILDING AND SAFETY

400 CITY HALL
LOS ANGELES, CA 90012-4869

ARTHUR J. JOHNSON, JR.
GENERAL MANAGER

ARTHUR C. DEVINE
EXECUTIVE OFFICER

MANUFACTURER'S LIFE INSURANCE CO
16260 VENTURA BLVD.
ENCINO, CA 91436

DATE MAILED: June 26, 1995

RESCISSION OF NOTICE FOR INSPECTION AND REPAIR
OF WELDED STEEL MOMENT FRAME CONNECTIONS

BUILDING ADDRESS: 16260 VENTURA BL

(Office)

The City of Los Angeles, Department of Building and Safety recently notified you that your building located at the above-mentioned address was within the scope of Ordinance No. 170,406, the "Welded Steel Moment Frame Building" ordinance.

The purpose of this letter is to inform you that your building has been determined to be exempt, at this time, for the following reason.

- ☐ Your building is not in the defined area.
- ☐ Your building has been determined to be residential in nature, this is not covered by this ordinance.

☒ Other NOT A MOMENT FRAME BUILDING

You should be aware that even though your building is currently exempt, this ordinance or subsequent ordinances may expand the area or use classifications as defined by ordinance, which may include your building in the future.

The Department and I are sorry for any inconvenience this may have caused you, thank you for your understanding. Should you have any questions, please call me at (213) 485-2365 from 7:00 a.m. to 4:30 p.m., Monday through Friday.

RUSSELL E. LANE
Chief Inspector, Building Inspection



EQ1-94

COMMISSIONERS

SCOTT Z. ADLER
PRESIDENTJOYCE L. FOSTER
VICE-PRESIDENT

JEANETTE APPELGATE

MABEL CHANG

NANCY H. ZAMORA

CITY OF LOS ANGELES
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MAYORDEPARTMENT OF
BUILDING AND SAFETY400 CITY HALL
LOS ANGELES, CA 90012-4869ARTHUR J. JOHNSON, JR.
GENERAL MANAGERARTHUR C. DEVINE
EXECUTIVE OFFICERMANUFACTURERS LIFE INSURANCE CO
16260 VENTURA BL
ENCINO, CA 91436DATE POSTED: June 7, 1995
DATE MAILED: June 9, 1995INSPECTION AND REPAIR
WELDED STEEL MOMENT FRAME CONNECTIONS

BUILDING ADDRESS: 16260 VENTURA BL

(Office)

The City of Los Angeles recently adopted Ordinance No. 170406, which added Section 91.8908 to the Los Angeles Municipal Code (Building Code). Section 91.8908 states that welded steel moment frame buildings located in high earthquake damaged areas experienced damage in the beam-to-column moment connection as a result of the earthquake of January 17, 1994 and its aftershocks.

The building located at the above-mentioned address has been identified by the Department to be within the scope of Section 91.8908 and you have been identified as the owner as shown on the latest equalized tax roll.

THEREFORE, you are hereby ordered within 180 days of the mail date of this notice, but no later than December 6, 1995 to submit a report to the Department indicating the number of damaged welded connections and proposed repair procedures. The inspection report shall be prepared under the direction of a structural engineer and shall include the results of ultrasonic tests or the results of other approved methods of testing of connections.

Further, you are directed to obtain permit to repair all fractured connections, as identified in the report, and commence repairs within 90 days of the Department's review of the report, but no later than March 5, 1996.

Further, you are directed to complete all repairs within two years of the permit issuance, but no later than March 5, 1998.

Should you fail to complete the inspection and repairs within the above-mentioned dates as set forth in this order or such additional time as may be granted by this Department, the Department may secure compliance utilizing the procedure set forth in Section 91.8903, as modified by this ordinance which provides for vacation and demolition of the structure. Failure to comply with this order shall constitute a misdemeanor.

Appeals to this order may be made pursuant to Sections 91.0204, 91.0401(g)10 and 98.0403.1(a)10 of the Los Angeles Municipal Code.

For further information, you may call Mr. Yeuan Chou at (213) 847-4120 between 7:30 A.M. and 5:00 P.M.

Violation: Safety

Inspector's Name (Print)

Inspector's Signature

Inspector's ID#

Date Signed

REC #4847

AIN: 2284003033

DISTRICT OFFICE: VN CD: 11

(EQSF7.MGD, rev 4.25.95)



AFFIDAVIT OF MAILING
ORDER TO COMPLY
WELDED STEEL MOMENT RESISTING FRAME BUILDING

I, THOMAS A. PRUETT, did mail an Order to Comply for each of the addresses on the attached list for the buildings requiring the abatement of same as a public nuisance. This order was sent to the current owner of record and each owner and address is listed with the site address. These orders are dated for receipt as indicated and were placed for delivery by the U.S. Post Office on the date shown as the date of the order.

Thomas A. Pruett

Signature

6-9-95

Date

(EQSF0609.AFF)

102050026091007

